| 018.0 | 0008 | 0003.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,143,900 | / | 1,143,900 |
| USE VALUE: | 1,143,900 | / | 1,143,900 |
| ASSESSED: | 1,143,900 | / | 1,143,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | BAY STATE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MILLER BRETT E |
| Owner 2: | LIM-MILLER AIMEE |
| Owner 3: | |
| Street 1: | 75 BAY STATE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MC DERMOTT MARIE - |
| Owner 2: | LIFE ESTATE - |
| Street 1: | 75 BAY STATE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2345 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5700.000 | 641,600 | | 502,300 | 1,143,900 |
| Total Card | 0.131 | 641,600 | | 502,300 | 1,143,900 |
| Total Parcel | 0.131 | 641,600 | | 502,300 | 1,143,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.80 | /Parcel: 487.8

**Legal Description**

**User Acct** 13345

**GIS Ref**

**GIS Ref**

**Insp Date** 05/22/20

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 018.0-0008-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 191,000 | 0 | 5,700. | 502,400 | 693,400 | 693,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 172,100 | 0 | 5,700. | 650,100 | 822,200 | 822,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 183,600 | 0 | 5,700. | 413,700 | 597,300 | 597,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 183,600 | 0 | 5,700. | 378,200 | 561,800 | 561,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 183,600 | 0 | 5,700. | 307,300 | 490,900 | 490,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 182,700 | 0 | 5,700. | 307,300 | 490,000 | 490,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 182,700 | 0 | 5,700. | 280,100 | 462,800 | 462,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 182,700 | 0 | 5,700. | 266,500 | 449,200 | 449,200 | | 12/13/2012 |

!1582!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 17:09:39 |

**LAST REV**

| Date | Time |
|---|---|
| 05/22/20 | 10:33:52 |
| danam | |
| 1582 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 13345 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MC DERMOTT MAR | 1540-155 | 1 | 2/13/2019 | Change>Sale | 682,000 | No | No | | |
| MC DERMOTT WILL | 1371-14 | | 7/2/2009 | Family | 1 | No | No | | |
| | 879-152 | | 9/2/1976 | | 39,900 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/8/2019 | 318 | Addition | 349,000 | O | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/22/2020 | Measured | DGM | D Mann |
| 5/29/2019 | SQ Returned | JO | Jenny O |
| 4/9/2019 | Permit Visit | DGM | D Mann |
| 11/15/2017 | MEAS&NOTICE | BS | Barbara S |
| 4/2/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/9/1999 | Inspected | 263 | PATRIOT |
| 10/5/1999 | Mailer Sent | | |
| 10/5/1999 | Measured | 243 | PATRIOT |
| 3/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5700 | | Sq. Ft. | Site | | 0 | 85. | 1.04 | 2 | | | | | | | | | 502,349 | | | | | | 502,300 | |

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1941 | Eff Yr Blt: | 2019 |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 0.2 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0.2 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.15675664 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 146.026 |
| Other Features: | 116823 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 642885 |
| Depreciation: | 1286 |
| Depreciated Total: | 641599 |

## COMMENTS

PDAS BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 3 | |
| Totals | | | |
| 1 | 10 | 3 | |

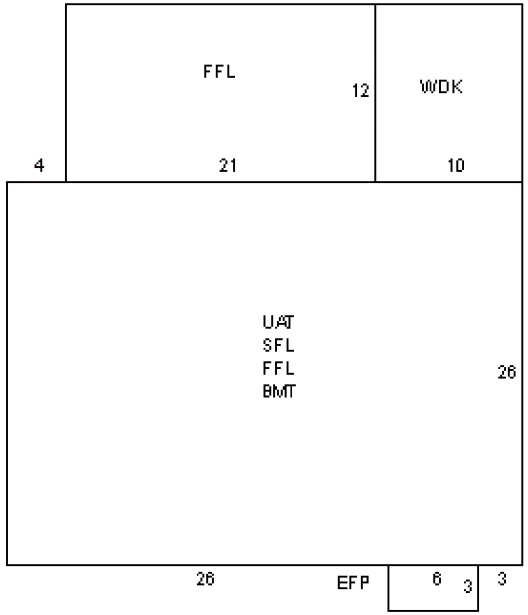
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 194.21 |
| Special Features: | 0 | Val/Su Net: | 191.64 |
| Final Total: | 641600 | Val/Su SzAd | 309.65 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,162 | 146.030 | 169,682 |
| BMT | Basement | 910 | 52.350 | 47,639 |
| SFL | Second Floor | 910 | 146.030 | 132,884 |
| UAT | Upper Attic | 228 | 58.410 | 13,288 |
| WDK | Deck | 120 | 14.480 | 1,737 |
| EFP | Enclos Porch | 18 | 73.320 | 1,320 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,348 | | | Total: | 366,550 |
| Size Ad | 2072 | Gross Are | 4030 | FinArea | 2345 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

018.0-0008-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X8 | F | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|